

# For Lease

## Lot 31 4 Ash Street ORANGE

### NEW INDUSTRIAL STRATA UNIT

Orange is the largest urban area in Central West New South Wales, population circa 42,500.

The diversified regional economy of Orange is centred on mining, health services and government administration.

### Location

Located on the southern side of Ash Street in Leewood Industrial Estate, approximately 2.8 kilometers south of Orange CBD.

### Description

New strata title industrial unit  
Quality built, tilt concrete panel construction  
Full concrete common area hardstand and driveways  
Remote controlled mechanical roller door  
2 onsite car parks  
Glazed PA door  
Incentives available

Warehouse Lighting: High Bay LED  
Roller Door Height: 4.80 metres  
Parking: 2 onsite  
3 Phase Electricity Supply: Yes  
Secure Yard: Yes

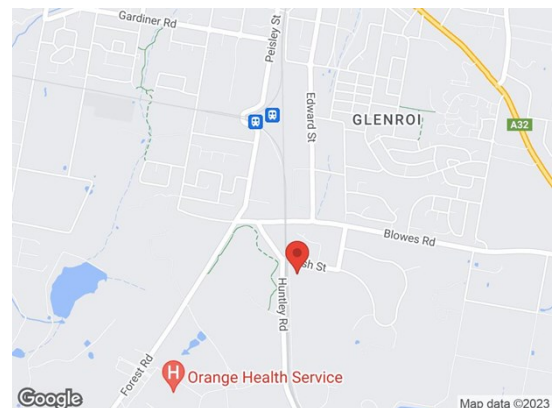
Factory W'hse m <sup>2</sup>	Office Amenities m <sup>2</sup>	Other m <sup>2</sup>	Total Bldg m <sup>2</sup>	Rent (Ex GST) \$pa	\$/m <sup>2</sup>	Net/ Gross
117			117	\$19,305	\$165	Gross

### Site Details

**Land Area:** 143 sqm  
**Zoning:** E4 General Industrial

### For more information please contact

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